

# **NOTICE OF MORTGAGE FORECLOSURE SALE**

18-109494

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE:

December 17, 2010

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$246,859.00

MORTGAGOR(S): Maureen L. Schilling and Ronald W. Schilling, wife and husband

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 100196399001116308

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Guaranteed Rate, Inc.

SERVICER: Carrington Mortgage Services, LLC

DATE AND PLACE OF FILING: Filed January 19, 2011, Washington County Recorder, as Document Number 3827496, thereafter modified by Loan Modification Agreement recorded on January 7, 2016 as Document Number 4053634

ASSIGNMENTS OF MORTGAGE: Assigned to: Bank of America, N.A.; thereafter assigned to Carrington Mortgage Services, LLC.

LEGAL DESCRIPTION OF PROPERTY: Lot 4, Block 5, Beaver Ponds South

PROPERTY ADDRESS: 5725 126th St N, Hugo, MN 55038

PROPERTY IDENTIFICATION NUMBER: 32.031.21.24.0041

COUNTY IN WHICH PROPERTY IS LOCATED: Washington

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE:

\$232,363.02

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE:

August 27, 2018, 10:00am

PLACE OF SALE: Sheriff's Main Office, Law Enforcement Center, 15015 62nd Street N, Stillwater, MN 55082

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on February 27, 2019, or the next business day if February 27, 2019 falls on a Saturday, Sunday or legal holiday.

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 582.032 DETERMINING AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: June 25, 2018

Carrington Mortgage Services, LLC

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

BY /s/

Lawrence P. Zielke - 152559

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

Gary J. Evers - 0134764

Tracy J. Halliday - 034610X

Attorneys for Mortgagee

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(952) 831-4060

THIS IS A COMMUNICATION

FROM A DEBT COLLECTOR

Published in the

Forest Lake Times

July 5, 12, 19, 26,

August 2, 9, 2018

## **NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for August 27, 2018, at 10:00 AM, has been postponed to October 26, 2018, at 10:00 AM, and will be held at sheriffs main address Law Enforcement Center, 15015 62nd Street N, Stillwater, MN 55082.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by April 26, 2019. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: August 23, 2018.

Carrington Mortgage Services, LLC

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

Lawrence P. Zielke - 152559

Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

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18-109494

Attorney for Assignee of Mortgagee

Published in the

Forest Lake Times

August 30, 2018

## **NOTICE OF POSTPONEMENT OF MORTGAGE FORECLOSURE SALE**

The above referenced sale scheduled for October 26, 2018, at 10:00 AM, has been postponed to December 28, 2018, at 10:00 AM, and will be held at sheriffs main address Law Enforcement Center, 15015 62nd Street N, Stillwater, MN 55082.

Unless the mortgage is reinstated under Minnesota Statute 580.30 or the property is redeemed under Minnesota Statute 580.23 the property must be vacated by June 28, 2019. If this date falls on a Saturday, Sunday or legal holiday, the date to vacate will be the next business day at 11:59 p.m.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

Dated: October 23, 2018.

Carrington Mortgage Services, LLC

Assignee of Mortgagee

SHAPIRO & ZIELKE, LLP

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Melissa L. B. Porter - 0337778

Randolph W. Dawdy - 2160X

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Published in the

Forest Lake Times

November 1, 2018

872335